

## **Resolution to Establish Rental Inspection Districts**

### **RESOLUTION**

WHEREAS, The Hampton City Council has the authority, pursuant to Code of Virginia,

36-105.1:1, et seq. to establish one or more rental inspection districts within the City of Hampton, and to adopt an ordinance to inspect rental dwelling units within the districts for compliance with the Building Code to promote safe, decent and sanitary housing for its citizens, and

WHEREAS, The Hampton City Council has advertised for and held a public hearing to consider adoption of eight rental inspection districts in preparation for adoption of a rental inspection ordinance; and

WHEREAS, the proposed rental inspection districts are as follows:

**Hampton Club and Magruder Heights District** starting at the intersection of Hampton Roads Center Pkwy. and Coliseum Dr.; running south along Coliseum Dr. to its intersection with Marcella Rd.; running west along Marcella Rd. to its intersection with Lake Tower Dr.; running south along Lake Tower Dr. to its intersection with I-64; running north-west along I-64 to its intersection with Magruder Blvd.; running north along Magruder Blvd. to its intersection with Hampton Roads Center Pkwy.; running east along Hampton Roads Center Pkwy. to the point and place of beginning.

**Holly Homes and Fordham District** starting at the intersection of Andrews Blvd. and Nickerson Blvd.; running east along Nickerson Blvd. to Old Buckroe Rd.; running south along Old Buckroe Rd. to Shelton Rd.; running west along Shelton Rd. to its intersection with Grimes Rd; running north-west along Grimes Rd. to its intersection with Andrews Blvd.; running north-east along Andrews Blvd. to its intersection with Nickerson Blvd. to the point and place of beginning.

**North Phoebus District** starting at the intersection of Old Buckroe Rd and Taylor Ave running northeast on Old Buckroe Ave, proceeding 100 ft past the intersection of Old Buckroe Rd and Sherwood Ave, running on an imaginary line southeast along the back of the parcels that front Sherwood Ave to its intersection with N Mallory St; running southwest on N Mallory St to its intersection with Taylor Ave; running northwest on Taylor Ave to the point and place of beginning.

**Old North Hampton and Langley District** starting at the intersection of LaSalle Ave. and W. Mercury Blvd.; running east along W. Mercury Blvd. to its intersection with Seldendale Dr.; running north along Seldendale Dr. to its dead end; running east to its intersection with Quinn St and N. King St.; running south along N. King St. to its intersection with E. Mercury Blvd.; running east along E. Mercury Blvd. to its intersection with Herberts Creek; running south-east along Herberts Creek to its intersection with Hampton River; running south along Hampton River to its intersection with Brights Creek; running south-west along Brights Creek to its intersection with I-64; running west

along I-64 to its intersection with LaSalle Ave.; running north along LaSalle Ave. to the point and place of beginning.

**Olde Hampton District** starting at the intersection of W. Pembroke Ave. and Armistead Ave.; running south along Armistead Ave. to its intersection with Settlers Landing Rd.; running west along Settlers Landing Rd. to its intersection with W. Pembroke Ave.; running north-east along W. Pembroke Ave. to the point and place of beginning.

**Shell Road Corridor and South Wythe District** starting at the intersection of Settlers Landing Rd. and Armistead Ave.; running south along S. Armistead Ave. to its intersection with Victoria Blvd.; running south-west along Victoria Blvd to its intersection with Cottonwood Ave.; running south-east along Cottonwood Ave. which turns into Claremont Ave. to its intersection with Chesapeake Ave.; running south-west along Chesapeake Ave to its intersection with Pear Ave.; running north-west along Pear Ave. to its intersection with Victoria Blvd.; running south-west along Victoria Blvd. to its intersection with the boundary between Hampton and Newport News; running north-west along boundary line to its intersection with Aberdeen Rd.; running north-west along Aberdeen Rd. to its intersection with I-664; running north-east along I-664 to its intersection with Kiwanis St.; running south along Kiwanis St to its intersection with Plum Ave.; running east then south along Plum Ave. to its intersection with W. Pembroke Ave.; running north-east along W. Pembroke Ave. to its intersection with Settlers Landing Rd.; running east along Settlers Landing Rd. to the point and place of beginning.

**South Phoebus District** starting at the intersection of S Mallory St. and Mellen St.; running south-east along Mellen St. to its intersection with Willard Ave.; running south-west along S Willard Ave. to its intersection with National Ave.; running north-west along National Ave to its terminus at S. Curry St. continue north-west on an imaginary line parallel with I-64 to its intersection with S Mallory St.; running north-east along S Mallory St. to the point and place of beginning.

**Sussex District** starting at the intersection of Kecoughtan Rd. and Clyde St.; running south along Clyde St. to its intersection with Catesby Jones Dr.; running east along Catesby Jones Dr. for 125ft then running south on an imaginary line behind the properties on the east side of Clyde St. to its intersection with Roads View Ave.; running south-west along Roads View Ave. to its intersection with Clyde St.; running south-east along Clyde St. to its intersection with Chesapeake Ave.; running south-west along Chesapeake Ave to the eastern property line of 3805 Chesapeake Ave; running north-west along an imaginary line to its intersection with Roads View Ave.; running south-west along the southern property line of 99 Armstrong Dr. to its intersection with unnamed creek; running north along unnamed creek to its intersection with Kecoughtan Rd.; running east along Kecoughtan Rd. to the point and place of beginning.

WHEREAS, based upon the evidence presented through the staff report and by testimony of staff including, but not limited to the exterior property survey, Rental Inspection District Map and the comments of the public at the public hearing, City Council finds that there is a need to protect the public health, safety and welfare of the occupants of dwellings inside the Hampton Club and Magruder Heights District, Holly Homes and Fordham District, North Phoebus District, Old North Hampton and Langley

District, Olde Hampton District, Shell Road Corridor and South Wythe District, South Phoebus District, and the Sussex District; and

WHEREAS, City Council further finds that the residential rental dwelling units within the Hampton Club and Magruder Heights District, Holly Homes and Fordham District, North Phoebus District, Old North Hampton and Langley District, Olde Hampton District, Shell Road Corridor and South Wythe District, South Phoebus District, and the Sussex District are either:

(a) Blighted or in the process of deteriorating; or

(b) Residential dwelling units that are in need of inspection by the City to prevent deterioration, taking into account the number, age and condition of the residential rental dwelling units inside the Hampton Club and Magruder Heights District, Holly Homes and Fordham District, North Phoebus District, Old North Hampton and Langley District, Olde Hampton District, Shell Road Corridor and South Wythe District, South Phoebus District, and the Sussex District; and

WHEREAS, City Council further finds that the inspection of the residential rental dwelling units inside the Hampton Club and Magruder Heights District, Holly Homes and Fordham District, North Phoebus District, Old North Hampton and Langley District, Olde Hampton District, Shell Road Corridor and South Wythe District, South Phoebus District, and the Sussex District is necessary to maintain safe, decent and sanitary living conditions for the tenants and other residents living in the Hampton Club and Magruder Heights District, Holly Homes and Fordham District, North Phoebus District, Old North Hampton and Langley District, Olde Hampton District, Shell Road Corridor and South Wythe District, South Phoebus District, and the Sussex District.

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby establishes the following residential rental inspection districts: Hampton Club and Magruder Heights District, Holly Homes and Fordham District, North Phoebus District, Old North Hampton and Langley District, Olde Hampton District, Shell Road Corridor and South Wythe District, South Phoebus District, and the Sussex District as defined above, based upon the findings set forth above.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Rental Inspection District Map considered by Council at the public hearing held in this matter, showing the Inspection Districts described above is hereby adopted.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the rental inspection program set forth in the Ordinance to Amend and Reenact Chapter 9 of the Code of the City of Hampton by adding thereto a new Article VIII, Identification and Inspection of Rental Dwelling Units shall, following adoption, immediately be effective in the North Phoebus District, Shell Road Corridor and South Wythe District, South Phoebus District, and the Sussex District and effective on May 1, 2014 in the remaining districts: Hampton Club and Magruder Heights District, Holly Homes and Fordham District, Old North Hampton and Langley District, and Olde Hampton District.

Adopted at the special meeting of the City Council of the City of Hampton, Virginia held on October 23, 2013.